

MINUTES OF THE CITY PLANNING COMMISSION J. MARTIN GRIESEL ROOM

**March 7, 2003
9:00 AM**

Present: Appointed Members: Terry Hankner, Peter Witte, Caleb Faux; Water Works Director David Rager; Community Development and Planning Staff: Peg Moertl, Director; Steven Kurtz, Administrator, Land Use Management

Ms. Hankner called the meeting to order.

MINUTES

The minutes of the February 21, 2003 City Planning Commission (CPC) meeting were presented for consideration.

Motion: Mr. Witte moved approval of the minutes.

Second: Mr. Rager

Vote: All ayes (4-0), motion carries.

CONSENT ITEMS

REPORT AND RECOMMENDATION ON A SUBDIVISION IMPROVEMENT PLAN FOR WOODCREST PARK SUBDIVISION – PHASE ONE TO IMPLEMENT CiTiRAMA 2003 IN WEST PRICE HILL AND WESTWOOD.

The property consists of 48 acres located southwest of the intersection of Queen City Avenue and Sunset Avenue. This location represents the best opportunity for new market rate single-family housing located within established neighborhoods. There will be 10 lots developed for the CiTiRAMA 2003 opening scheduled for late August 2003. The subdivision will be developed in two phases. Phase One will contain 67 lots and consist of three new streets (Ridgetop Way, Oaktree Place and Wildoak Court). Phase Two will contain 37 building lots, open space lots and an extension of Oaktree Place. The plans were reviewed and approved by all reviewing agencies. Staff recommends approval.

**REPORT AND RECOMMENDATION TO APPROPRIATE TO PUBLIC USE
PROPERTY REQUIRED FOR THE IMPROVEMENT OF QUEEN CITY AVENUE
FROM WHITE STREET TO WYOMING AVENUE IN SOUTH FAIRMOUNT.**

Resolution #90-2002 declared the intent to appropriate subject parcels and was approved by the City Planning Commission and City Council in June 2002. This overall project will improve safety, eliminating the reversible drive lane and provide two standard width lanes in each direction with left turn lanes. The estimated construction cost is \$5,200,000. Right-of-way acquisition should be complete by August 2003 with construction starting in 2004.

**REPORT AND RECOMMENDATION TO EXECUTE AN OFFICE LEASE WITH
BROADWAY BUILDING INVESTORS, LTD. FOR 36,908 SQUARE FEET OF OFFICE
SPACE LOCATED AT 824 BROADWAY.**

The Police Department has been leasing space at 824 Broadway since 1987; the current lease is about to expire and the Police Department needs to continue to lease the space currently occupied. The lease between the City and Broadway Building Investors, Ltd. is for a five year time period. The lease calls for a monthly base rent of \$36,665.16 per month and also requires the city to pay a proportional share of operating expenses. Staff recommends approval.

Motion: Mr. Rager moved approval of Consent Items.

Second: Mr. Witte

Vote: All ayes (4-0), motion carries.

DISCUSSION:

**REQUEST FOR SPECIAL EXCEPTION TO THE ZONING CODE FOR A MEDICAL
OFFICE BUILDING WITH RETAIL IN CORRYVILLE.**

Steven Kurtz stated that at the request of the Mayor, he had a meeting with Mr. Schimberg who is interested in doing a mixed-use development in Corryville. The existing zoning on the property is O-1, B-3 and R-5. Mr. Schimberg proposes a 55,000 square foot medical office building, 9,000 square feet of first floor retail and a 250 vehicle-parking garage. The community supports this as B-2 zoning and the parking garage would be a conditional use under the existing R-5 zoning.

The reason for the special exception ordinance is because the anchor tenant that Mr. Schimberg was negotiating with needed commitments before the end of March. Mr. Schimberg was able to obtain a brief extension on the commitment he has offered to his tenant.

With approval of the special exception ordinance, the City Planning Commission would then follow up with the zone change process.

Mr. Schimberg presented the proposal to the Corryville Community Council on February 11, 2003 and the community council voted to unanimously support the proposal. Staff recommends that the Planning Commission support the special exception ordinance.

Mr. Schimberg stated that the lower level parking lot enters off Rochelle and the secondary structure enters further up Rochelle. There are no owner occupied structures on the block. When the block was purchased there was a total of three off-street parking spaces on the entire block. Only need about 175 parking spaces for the prospective tenant, but wants the parking garage to have the appropriate ratios per square footage and plan on offering additional parking spaces to the University Hospital. Expect to have the building constructed and the tenant moved in by late summer 2004.

Vanessa Hof, 780 E. Mitchell Avenue, 45229, owns the property at Rochelle and Bellevue. She lived here all her life and moved out about two or three years ago after investing \$20,000 for renovation. Supports the building on Highland, but is adamantly opposed to a parking garage coming to the second floor of the house eight feet from the building. This should be setback 25 feet per the Zoning Code. Mr. Wong stated that the Corryville Community Council did not unanimously approve the proposal. Mr. Wong stated that the Corryville Community Council made a motion to approve the proposal with the stipulation that concerns that were raised by the residents be addressed.

David Wong, 780 E. Mitchell Avenue, 45229, stated that they are concerned by the impact the noise and pollution will have on their tenants. Mr. Wong stated that there are 250 parking spaces proposed and feels there is room to lose a few parking spaces to provide a setback. The building is an improvement to the area but the green space only seems to exist on the Donahue side of the building. Green space all the way around the parking structure would add to the neighborhood and would soften the concrete structure.

Peg Moertl stated that the request for the setback and buffer seems reasonable and asked Mr. Schimberg about the viability of the garage. Mr. Schimberg responded that the garage is pushed toward Rochelle because there is no residential directly across the street. Mr. Schimberg states that because Donahue is a residential street it is important to preserve and maximize the setback on Donahue. Shortening the garage would be a loss of 27 parking spaces (nine per floor). The building is 66,000 square feet with 57,000 square feet of office and 9,000 square feet of retail. Mr. Schimberg is trying to maximize the off-street parking and limit the impact on the neighborhood.

Ms. Moertl stated that there are other significant developments that are planned for this immediate area that will involve additional parking.

Mr. Schimberg offered to move the garage back ten feet. Ms. Hof and Mr. Wong responded that they would be happy with that and some landscaping.

Steve Briggs stated that the existing house would block the sunlight so there will be a problem growing some landscaping; would need shade tolerant trees or shrub.

Motion: Mr. Faux moved approval of the special exception ordinance with the amendment to incorporate a 10-foot setback from the lot line and landscape screening.

Second: Mr. Rager

Ayes: All ayes (4-0), motion carries.

OTHER BUSINESS

TWO ORDINANCES WERE RETURNED FROM COUNCIL RELATIVE TO THE VANDERCAR DEVELOPMENT IN NORTH OAKLEY

Mr. Kurtz stated that the first ordinance is for the Planning Commission to accept a site development plan under the existing transition district that the Planning Commission approved a few months ago. At that time, the developer did not submit a site plan. If the Planning Commission approves a site plan, the Director of Buildings and Inspections could waive a public hearing if an application conforms to a site plan approved by the Commission. If the Planning Commission does not approve the site plan, Council cannot overturn that decision which means the Director of Buildings and Inspections would have to have a hearing.

The second ordinance is for a zone change from a R-5(T) to a B-3. If the Planning Commission fails to approve this ordinance, Council can overturn the Commission's decision.

The public hearing on March 25, 2003 has already been advertised.

Mr. Faux would like to give the community the opportunity to be able to comment on this issue in Oakley.

The Planning Commission decided to hold a Special Planning Commission meeting on March 19 or March 20 at 7:00 PM depending on the availability of the Oakley Community Center and make a recommendation on March 21 at the regularly scheduled Planning Commission meeting.

Mr. Faux suggested that Planning Commission Members should show up at the Neighborhood's Committee and Council meetings to reinforce their decision in person. Mr. Kurtz stated that there is more opportunity to make a case at the committee meeting than the council meeting.

Mr. Faux suggested CitiCable cover the Oakley meeting.

ZONING CODE

Steven Kurtz advised the Planning Commission that staff has finished hand drawn recommendations and applying the last hillside layer to the editing component of the CAGIS system. Later today, staff will start printing the maps that are 36 x 42" for each neighborhood. These will be mailed out to each community council, branch library and the recreation center in the neighborhood and will be on display with the criteria used for making the zoning decisions. A series of open houses has been set up in the J. Martin Griesel Room for a two-week period for two hours everyday (one day in the morning, the next day afternoon) with two evening sessions (one each week).

By the end of next week a separate web page will be completed where one should be able to type their address on the Internet at home and find the zoning recommendations.

Tentatively planning a Special Planning Commission meeting on April 25, 2003 to present the maps to the City Planning Commission for recommendation to Council before summer recess.

ADJORNMENT

With no further business to consider, the meeting was adjourned.

Margaret M. Moertl, Director
Community Development & Planning

Terry Hankner, Pro Tem Chairman

Date:_____

Date:_____